

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 9/1/2015	(3) CONTACT/PHONE Cheryl Journey, Chief Building Official/(805)781-1314	
(4) SUBJECT Introduction of an ordinance amending the Building and Construction Ordinance, Title 19 of the County Code, to add new Chapter 9 entitled "Solar" which adds provisions for expedited permitting procedures for small residential rooftop solar energy systems; exempt from CEQA, Hearing date set for September 22, 2015. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board introduce the ordinance in Attachment 1, and direct the County Clerk to set for public hearing and action on September 22, 2015.			
(6) FUNDING SOURCE(S) Current Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____ ) <input type="checkbox"/> Board Business (Time Est. ____ )			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input checked="" type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A    Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa Howe			
(18) SUPERVISOR DISTRICT(S) All Districts			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Cheryl Journey, Chief Building Official

VIA: Bill Robeson, Deputy Director, Permitting

DATE: 9/1/2015

SUBJECT: Introduction of an ordinance amending the Building and Construction Ordinance, Title 19 of the County Code, to add new Chapter 9 entitled "Solar" which adds provisions for expedited permitting procedures for small residential rooftop solar energy systems; exempt from CEQA, Hearing date set for September 22, 2015. All Districts.

## **RECOMMENDATION**

It is recommended that the Board introduce the ordinance in Attachment 1, and direct the County Clerk to set for public hearing and action on September 22, 2015.

## **DISCUSSION**

The following ordinance is being introduced today in order to hold a public hearing at the September 22, 2015 Board of Supervisors meeting:

Request by the COUNTY OF SAN LUIS OBISPO to amend the Building and Construction Ordinance (Title 19 of the San Luis Obispo County Code) to add a new Chapter 9 entitled "Solar" which adds provisions for expedited permitting procedures for small residential rooftop solar energy systems.

County File Number: **LRP2015-00002**  
Supervisory District: All

Assessor Parcel Number: N/A  
Date Authorized: N/A

## **Amendments**

The proposed ordinance will amend the existing Title 19 by adding new Chapter 9: Solar. (See Attachment 1).

Section 65850.5(a) of the California Government Code provides that it is the policy of the State to promote and encourage the installation and use of solar energy systems by limiting obstacles to their use and by minimizing the permitting costs of such systems. In furtherance of that objective, Section 65850.5(g)(1) and (2) of the California Government Code requires that, on or before September 30, 2015, every city, county, or city and county must adopt an ordinance that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems. This requires that every city, county or city and county must adopt a checklist of all requirements that applicants shall comply with as well as a standard plan and other submittal documents necessary to be eligible for expedited review, and must publish the check list, standard plan and other permitting documents on their website. Also required is every city, county or city and county must allow for electronic submittal of permit applications and associated documents. Electronic signatures are required to be allowed on all required forms in lieu of original wet signatures.

The County currently expedites the review of such applications by reviewing and issuing applications for roof top residential solar systems through an electronic submittal process with qualified solar contractors. Also, the County can currently accept such applications at the counter from home owners as well as contractors and complete the review and approval within the required three day time period. The County, by current process, already expedites the review of such applications meeting the requirements of Section 65850.5(g). The County has already provided on their website the required plan submittal checklist, the required standard plan, the required inspection checklist and the California Solar Permitting Guide book to assist all applicants in successfully completing the required plans and applications to submit and obtain a solar permit.

However, the County needs to adopt the ordinance mandated by Section 65850.5(g)(1) and (2). The attached ordinance is intended to satisfy that requirement. The ordinance codifies the requirements of Section 65850.5(g)(1) and (2), such as accepting and approving applications electronically, directing the County's Building Official to develop a checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review, and authorizing the Building Official to administratively approve such applications.

Past code adoptions by the County have included administrative and technical amendments to the construction codes to address special situations or conditions unique to the unincorporated areas of the County. This ordinance does not change previously adopted findings, nor does it require any new findings.

The proposed ordinance is exempt from the California Environmental Quality Act (CEQA).

#### **OTHER AGENCY INVOLVEMENT/IMPACT**

County Counsel reviewed and approved the ordinance as to form and legal effect.

#### **FINANCIAL CONSIDERATIONS**

The ordinance amendment is covered by the current Planning and Building Department budget.

#### **RESULTS**

Introduction of these amendments today will allow them to be heard on September 22, 2015, and become effective 30 days after on October 22, 2015. Adopting these amendments to County Code will place the County in compliance with Government Code 65850. This action is consistent with the countywide goal of promoting healthy, livable and well governed communities.

#### **ATTACHMENTS**

Attachment 1 - Ordinance for Adoption